

Creek Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2021



District Management Services, LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Creek Preserve CDD
Balance Sheet
As of 5/31/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Debt Service Fund - Series 2020	Capital Projects Fund Series 2019	Capital Projects Fund Series 2020	General Fixed Assets - Account Group	General Long Term Debt	Total
Assets								
Cash - Operating Account	55,944	0	0	0	0	0	0	55,944
Revenue Series 2019 7000	0	84,100	0	0	0	0	0	84,100
Interest Series 2019 7001	0	0	0	0	0	0	0	0
Sinking Fund Series 2019 7002	0	0	0	0	0	0	0	0
Reserve Series 2019 7003	0	899,390	0	0	0	0	0	899,390
Acq & Con-General Series 2019 7005	0	0	0	31	0	0	0	31
Acq & Con-Amenity Series 2019 7006	0	0	0	654,317	0	0	0	654,317
Acq & Con-Master Series 2019 7007	0	0	0	0	0	0	0	0
Costs Of Issuance Series 2019 7008	0	0	0	0	0	0	0	0
Revenue Series 2020 2000	0	0	46,973	0	0	0	0	46,973
Interest Series 2020 2001	0	0	0	0	0	0	0	0
Reserve Series 2020 2003	0	0	30,591	0	0	0	0	30,591
Acq & Con-General Series 2020 2005	0	0	0	0	3	0	0	3
Costs Of Issuance Series 2020 2006	0	0	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0	0
Deposits	2,180	0	0	0	0	0	0	2,180
Construction Work in Progress	0	0	0	0	0	12,888,050	0	12,888,050
Amount Available DS	0	0	0	0	0	0	1,205,921	1,205,921
Amount To Be Provided - Debt Service	0	0	0	0	0	0	13,919,079	13,919,079
Total Assets	58,124	983,490	77,564	654,349	3	12,888,050	15,125,000	29,786,578
Liabilities								
Accounts Payable	549	0	0	0	0	0	0	549
Accounts Payable - Other	2	0	0	0	0	0	0	2
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Expenses	0	0	0	0	0	0	0	0
Contracts Payable	0	0	0	0	0	0	0	0
Revenue Bond Payable Series 2019	0	0	0	0	0	0	14,080,000	14,080,000

Creek Preserve CDD
 Balance Sheet
 As of 5/31/2021
 (In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Debt Service Fund - Series 2020	Capital Projects Fund Series 2019	Capital Projects Fund Series 2020	General Fixed Assets - Account Group	General Long Term Debt	Total
Revenue Bond Payable Series 2020	0	0	0	0	0	0	1,045,000	1,045,000
Total Liabilities	<u>551</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,125,000</u>	<u>15,125,551</u>
Fund Equity & Other Credits								
Fund Balance - All Other Reserves	0	901,925	0	1,517,837	0	0	0	2,419,762
Fund Balance - Unreserved	0	0	0	0	0	0	0	0
Investments In General Fixed Assets	0	0	0	0	0	12,888,050	0	12,888,050
Other	<u>57,573</u>	<u>81,565</u>	<u>77,564</u>	<u>(863,488)</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>(646,784)</u>
Total Fund Equity & Other Credits	<u>57,573</u>	<u>983,490</u>	<u>77,564</u>	<u>654,349</u>	<u>3</u>	<u>12,888,050</u>	<u>0</u>	<u>14,661,028</u>
Total Liabilities & Fund Equity	<u>58,124</u>	<u>983,490</u>	<u>77,564</u>	<u>654,349</u>	<u>3</u>	<u>12,888,050</u>	<u>15,125,000</u>	<u>29,786,578</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2020 Through 5/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assessments - Off Roll	233,068	77,716	(155,352)	(67)%
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>39,773</u>	<u>39,773</u>	<u>0 %</u>
Total Revenues	<u>233,068</u>	<u>117,489</u>	<u>(115,579)</u>	<u>(50)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	1,000	3,000	75 %
Financial & Administrative				
District Manager	30,000	16,000	14,000	47 %
District Engineer	5,000	2,019	2,981	60 %
Disclosure Report	8,400	1,800	6,600	79 %
Trustee Fees	8,000	2,694	5,306	66 %
Accounting Services	9,000	0	9,000	100 %
Auditing Services	6,000	3,526	2,474	41 %
Postage, Phone, Faxes, Copies	250	12	238	95 %
Public Officials Insurance	2,475	2,363	112	5 %
Legal Advertising	2,500	1,056	1,444	58 %
Bank Fees	250	15	235	94 %
Dues, Licenses, & Fees	175	175	0	0 %
Website Administration	1,500	2,833	(1,333)	(89)%
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,900	0	1,900	100 %
Legal Council				
District Counsel	3,500	3,182	318	9 %
Electric Utility Services				
Electricity Services	85,000	627	84,373	99 %
Garbage Collection				
Garbage Collection	900	0	900	100 %
Water Utility Services				
Water Utility Services	468	0	468	100 %
Other Physical Environment				
Waterway Management Program - Contract	12,000	6,750	5,250	44 %
Waterway Improvements & Repairs	1,000	0	1,000	100 %
General Liability & Property Casualty Insurance	7,025	2,888	4,137	59 %
Entrance, Monument & Wall Maintenance & Repair	650	0	650	100 %
Landscape Maintenance - Contract	32,000	12,850	19,150	60 %
Plant Replacement Program	750	0	750	100 %
Mulch & Tree Trimming	500	0	500	100 %
Irrigation Maintenance	1,000	0	1,000	100 %
Pool Maintenance - contract	4,000	0	4,000	100 %
Pool Maintenance - Other	665	0	665	100 %
Amenity Center Pest Control	400	0	400	100 %
Amenity Center Cleaning & Supplies	2,160	125	2,035	94 %
Amenity Center Maintenance & Repair	<u>1,000</u>	<u>0</u>	<u>1,000</u>	<u>100 %</u>
Total Expenditures	<u>233,068</u>	<u>59,916</u>	<u>173,152</u>	<u>74 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>57,573</u>	<u>57,573</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>57,573</u>	<u>57,573</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
200 - Debt Service Fund - Series 2019
From 10/1/2020 Through 5/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	897,790	729,536	(168,254)	(19)%
Interest Earnings				
Interest Earnings	0	40	40	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	305,645	305,645	0 %
Total Revenues	<u>897,790</u>	<u>1,035,221</u>	<u>137,431</u>	<u>15 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	647,790	652,440	(4,650)	(1)%
Principal Payment	250,000	240,000	10,000	4 %
Total Expenditures	<u>897,790</u>	<u>892,440</u>	<u>5,350</u>	<u>1 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(61,217)	(61,217)	0 %
Total Other Financing Sources	<u>0</u>	<u>(61,217)</u>	<u>(61,217)</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>81,565</u>	<u>81,565</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance - All Other Reserves	0	901,925	901,925	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>901,925</u>	<u>901,925</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>983,490</u>	<u>983,490</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
201 - Debt Service Fund - Series 2020
From 10/1/2020 Through 5/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Debt Proceeds				
Bond Proceeds	0	30,591	30,591	0 %
Total Revenues	<u>0</u>	<u>30,592</u>	<u>30,592</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payment	0	14,208	(14,208)	0 %
Total Expenditures	<u>0</u>	<u>14,208</u>	<u>(14,208)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	61,181	61,181	0 %
Interfund Transfer				
Interfund Transfer	0	(1)	(1)	0 %
Total Other Financing Sources	<u>0</u>	<u>61,180</u>	<u>61,180</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>77,564</u>	<u>77,564</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>77,564</u>	<u>77,564</u>	<u>0 %</u>

Creek Preserve CDD
Statement of Revenues and Expenditures
300 - Capital Projects Fund Series 2019
From 10/1/2020 Through 5/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	41	41	0 %
Total Revenues	0	41	41	0 %
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	0	863,565	(863,565)	0 %
Total Expenditures	0	863,565	(863,565)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	36	36	0 %
Total Other Financing Sources	0	36	36	0 %
Excess Revenue Over (Under) Expenses	0	(863,488)	(863,488)	0 %
Fund Balance, Beginning of Period				
Fund Balance - All Other Reserves	0	1,517,837	1,517,837	0 %
Total Fund Balance, Beginning of Period	0	1,517,837	1,517,837	0 %
Fund Balance, End of Period	0	654,349	654,349	0 %

Creek Preserve CDD
Statement of Revenues and Expenditures
301 - Capital Projects Fund Series 2020
From 10/1/2020 Through 5/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0 %
Debt Proceeds				
Bond Proceeds	0	1,014,409	1,014,409	0 %
Total Revenues	<u>0</u>	<u>1,014,414</u>	<u>1,014,414</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	17,500	(17,500)	0 %
District Engineer	0	5,000	(5,000)	0 %
Trustee Fees	0	4,000	(4,000)	0 %
Legal Counsel	0	34,000	(34,000)	0 %
Underwriter	0	30,000	(30,000)	0 %
Original Issue Discount	0	(7,743)	7,743	0 %
Underwriters Discount	0	20,900	(20,900)	0 %
Postage, Phone, Faxes, Copies	0	1,500	(1,500)	0 %
Legal Council				
District Counsel	0	25,000	(25,000)	0 %
Other Physical Environment				
Investments Other Than Buildings	0	884,254	(884,254)	0 %
Total Expenditures	<u>0</u>	<u>1,014,412</u>	<u>(1,014,412)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	1	1	0 %
Total Other Financing Sources	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Excess Revenue Over (Under) Expenses	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>

Creek Preserve CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 05/31/2021
Reconciliation Date: 5/31/2021
Status: Locked

Bank Balance	56,143.89
Less Outstanding Checks/Vouchers	200.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	55,943.89
Balance Per Books	<u>55,943.89</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 05/31/2021
Reconciliation Date: 5/31/2021
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1127	5/13/2021	System Generated Check/Voucher	200.00	Ryan Motko
Outstanding Checks/Vouchers			200.00	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 05/31/2021

Reconciliation Date: 5/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1121	5/1/2021	System Generated Check/Voucher	2,170.75	Meritus Districts
1122	5/6/2021	System Generated Check/Voucher	1,350.00	Cypress Creek Aquatics, Inc.
1123	5/6/2021	System Generated Check/Voucher	1,000.00	Grau and Associates
1124	5/6/2021	System Generated Check/Voucher	287.50	Straley Robin Vericker
1125	5/6/2021	System Generated Check/Voucher	2,494.00	Yellowstone Landscape
1126	5/13/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1128	5/13/2021	System Generated Check/Voucher	131.00	Stantec Consulting Services Inc.
1129	5/20/2021	System Generated Check/Voucher	53.94	Tampa Electric
Cleared Checks/Vouchers			<u>7,687.19</u>	

Creek Preserve CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 05/31/2021
Reconciliation Date: 5/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR112	5/17/2021	O&M Off Roll Assessments - 05.17.21	24,013.44	
Cleared Deposits			24,013.44	